

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE September 22, 2015	(3) CONTACT/PHONE Jay Johnson, Planner / 781-4573	
(4) SUBJECT Request to authorize processing of a Specific Plan and Official Map Amendment (LRP2014-00025 – Monarch Dunes LLC), to amend the Woodlands Specific Plan and rezone a 4.57 acre site from Commercial Service to Commercial Retail, to allow for the development of an assisted living complex or other uses compatible with the Woodlands Village Center. The site is in the Woodlands Village in the South County Inland subarea of the South County Planning Area. District 4			
(5) RECOMMENDED ACTION It is recommended that your Board review the proposed amendment to the Woodlands Specific Plan and the Official Maps—Part IV of the Land Use and Circulation Elements (LUCE) and determine whether to authorize processing.			
(6) FUNDING SOURCE(S) Application fee	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ___) <input checked="" type="checkbox"/> Board Business (Time Est. <u>30 minutes</u>)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 4			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Jay Johnson, Planner

VIA: Ellen Carroll, Environmental Coordinator / Planning Manager

DATE: September 22, 2015

SUBJECT: Request to authorize processing of a Specific Plan and Official Map Amendment (LRP2014-00025 – Monarch Dunes LLC), to amend the Woodlands Specific Plan and rezone a 4.57 acre site from Commercial Service to Commercial Retail, to allow for the development of an assisted living complex or other uses compatible with the Woodlands Village Center. The site is in the Woodlands Village in the South County Inland subarea of the South County Planning Area. District 4

RECOMMENDATION

It is recommended that your Board review the proposed amendment to the Woodlands Specific Plan and the Official Maps—Part IV of the Land Use and Circulation Elements (LUCE) and determine whether to authorize processing.

DISCUSSION

Proposal

The applicant is proposing to amend the Woodland Specific Plan by rezoning a 4.57 acre site from Commercial Service to Commercial Retail to allow for the potential development of an assisted living complex adjacent to the Woodlands Village Center. Commercial Retail zoning would also allow for other uses on the 4.57 acre site such as retail shops, restaurants and personal services. This amendment would require changing the Land Use Plan – Exhibit 3 and associated text in Chapters 2 – Land Use of the Woodlands Specific Plan, and amending the Official Maps—Part IV of the Land Use and Circulation Element (LUCE) (as shown in the Land Use Category Map – Attachment 2). This proposal does not include a request for additional dwelling units. The maximum number of dwelling units would remain at 1,320, as previously approved.

Background

Woodlands Village is located on 957 acres on the Nipomo Mesa about two miles west of Nipomo. The Woodlands Specific Plan was originally approved in 1998. The Plan allows 1,320 residential units, three golf courses, up to 140,000 square feet of commercial retail, up to 335,000 square feet of commercial service (mostly with in the 19-acre business park), a resort with up to 500 rooms, a ten-acre public park, various trails, pocket parks and a butterfly habitat area. The village is divided into four major phases: 1A, 1B, 2A and 2B. The subject site is located in Phase 1B.

In November 2014, your Board authorized for processing a Specific Plan amendment that allowed for changes to the open space in Phases 2A/2B, authorized Ag Processing and Beverage Products as allowed uses in the business park, redistributed residential units within the village, and renamed the village to Monarch Dunes. That amendment application is on hold at the request of the applicant. This subject amendment is a separate request.

Development that has occurred to date within Woodlands Village includes the following:

Existing Land Uses in Woodlands Village					
	Phase 1A	Phase 1B	Phase 2A ¹	Phase 2B ²	Total Units
Single Family Units	420 of 447	300 of 368	0 of 242	0 of 163	720 of 1,220
Multi-Family Units	36 of 100	Note 3	--	--	36 of 100
Commercial Retail (CR)	0 sq. ft.	--	--	--	
Commercial Service (CS)	9,600 sq. ft.	--	--	--	
Recreation (REC)	± 50,000 sq. ft.	Note 4	--	--	
Golf Courses	18 holes	9 holes	0 of 9 holes	0 of 9 holes	
Notes: 1) Conditional Use Permit application pending 2) Conditional Use Permit required 3) Eighty units are allowed on the partially developed multi-family site and 20 units are allowable in the Village Center. 4) Includes the Trilogy center, golf clubhouse and various accessory structures. Conditional Use Permit is required for the future resort.					

Assisted living dwelling units built as a result of this Specific Plan Amendment, would be included as part of the total number of 1,320 units. Therefore, a reduction of future dwelling units would be required elsewhere in the village.

Authority

Unlike the processing of land use permits, the first step when considering requested changes to the general plan, specific plan or land use ordinance is for your Board to determine whether to initiate the processing of new legislation to change the rules. If the Board authorizes this request for processing, the item will be scheduled for public hearings before the Planning Commission and your Board after the environmental review process and staff report are completed.

Appendix F of Framework for Planning – Part I of the LUCE, provides guidelines for processing General Plan amendment requests. The guidelines include this step when your Board determines whether to authorize processing of the application. The Department of Planning and Building is to provide a preliminary analysis of the major issues likely to be involved in the request and the items that need to be studied in more detail. The Board should consider the following factors and any other issue raised by the proposal:

- Necessity – Are there policies in the LUCE that make the proposal unnecessary or inappropriate?
- Timing – Is proposed amendment premature in relation to the inventory of similarly designated land and the timing of projected growth?
- Vicinity – Should the area of the proposed amendment be expanded or reduced based on the site’s relationship with surrounding area and surrounding condition?

Staff Response

Staff has not identified any major issues with the proposed amendment. The proposed amendment does not include an increase in either the maximum number of dwelling units or the maximum square footage of commercial uses, and the proposal will provide greater flexibility in where potential uses that are envisioned by the Specific Plan, including an assisted living facility, can be located. Minor Use permit approval would be required for an assisted living complex.

Necessity

There is nothing in the proposal that conflicts with General Plan policies to declare the proposal to be unnecessary or inappropriate at this time. The applicant proposes retain the same maximum number of residential units and the same maximum amount of commercial floor area as currently described in the Specific Plan. The residential and commercial

components of the Specific Plan are essential for the village's consistency with the County's Strategic Growth Principles. The potential assisted living complex would provide a needed housing type.

There is ample commercially zoned land to provide for a range of services, shopping and employment opportunities in the village. This proposal would eliminate uses that are exclusive to the CS land use category for the subject site. However, the 19-acre business park is large enough and more suited to provide for those uses. The subject site is better suited for uses compatible with the Village Center. The following table lists typical commercial land uses allowed the Specific Plan by land use category:

Commercial Retail (CR)	Commercial Service (CS)	Both CR and CS
Retail*	Telecommunications	Business services
Personal services*	Manufacturing	Research and development
Financial services	Printing and publishing	Information technologies
Community buildings	Wholesale and warehousing	Consumer repairs
Restaurants (as a primary use)*	Health and fitness*	Offices
Assisted living complex		
* Also allowed in the REC zone		

Timing

The applicant's proposal is primarily about the location of uses rather than timing. However, under the current provisions of the Specific Plan, an assisted living complex would need to be on the second floor of retail uses in the Village Center, which is still undeveloped. This restriction would not apply to the proposed location. Therefore, this amendment will help with the timing of the development of an assisted living facility.

Vicinity

This proposal does not include changes to the Village Reserve Line or changes to the land use intensity adjacent to surrounding areas that may warrant changing the scope of the proposal.

Authorization Options

Your Board should consider the following options as part of your discussions when considering whether to authorize this project for processing:

1. **Authorize as Requested.** Authorize the application for processing as requested to amend the Woodlands Specific Plan, and amend the Official Maps (Part IV of the LUCE).
2. **Do Not Authorize.** Do not authorize the processing of this application.

OTHER AGENCY INVOLVEMENT/IMPACT

If the project is authorized for processing, the application will be referred to all applicable agencies and community advisory bodies.

FINANCIAL CONSIDERATIONS

The applicant has paid a deposit and has agreed to process the amendments under a Real Time Billing Agreement, which will allow for the recovery of the actual cost of processing.

RESULTS

Authorization of this amendment application will allow continued processing of draft amendments to the Woodlands Specific Plan, and the Official Map—Part IV of the LUCE, and public hearings at the Planning Commission and Board of Supervisors. Not authorizing the application will stop the further processing of the proposed amendments; this applicant and other landowners in Woodlands Village may continue to pursue land use entitlements pursuant to the existing

Woodlands Specific Plan. This authorization hearing is consistent with the countywide goal of promoting well-governed communities.

ATTACHMENTS

- Attachment 1: Vicinity Map
- Attachment 2: Land Use Category Map
- Attachment 3: Site Aerial (2011)